



Development Review Committee

1020 East Pioneer Road
Draper, UT 84020

STAFF REPORT

September 24, 2020

To: Jennifer Jastremsky, Zoning Administrator

Approved Date

From: Jennifer Jastremsky, AICP, Senior Planner
801-576-6328, jennifer.jastremsky@draper.ut.us

Re: Village Shoppes at Day Dairy Phase 2 – Amended Site Plan Request

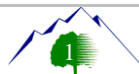
Application No.: SPR-1052-2020
Applicant: Adam Lankford, representing Wasatch Residential Group
Project Location: Approximately 527 East 12300 South
Current Zoning: CSD-DD (Day Dairy Commercial Special District) Zone
Acreage: Approximately 6.11 Acres (Approximately 266,151 ft²)
Request: Request for approval of an Amended Site Plan in the CSD-DD zone regarding the modification to landscaping, retaining walls, and lighting.

SUMMARY

This application is a request for approval of an Amended Site Plan for approximately 6.11 acres located on the north side of 12300 South, at approximately 527 East 12300 South (Exhibit B). The property is currently zoned CSD-DD (Day Dairy Commercial Special District). The applicant is requesting that an Amended Site Plan be approved to modify the site plan, landscaping, retaining walls, and lighting within the Phase 2 Village Shoppes at Day Dairy site.

BACKGROUND

For many years, the property was used as a dairy farm and agricultural use. By 2008, the dairy had relocated and the property was left vacant. In 2011, the applicant submitted a proposal to the Planning Commission and City Council for approval of a Commercial Special District (CSD), which was ultimately approved in 2012. The CSD anticipated a mix of uses on the overall property including multifamily residential and retail. At the time, the multi-family portion was north of 12200 South. That multi-family portion was approved in 2012 and completed construction by the end of 2013. The approval of the multi-family residential development was followed by approval of a minor subdivision. The subdivision did two things, it dedicated the property that became 12200 South to Draper City and it created two lots, one on each side of 12200 South. The lot on the north contains the multi-family residential units and the lot on the south where to contain the commercial buildings. The first phase of the commercial element of the site was approved in July of 2014. Phase 2 of the commercial portion was approved in October of 2015. No building permit was pulled for the site and the approval expired. The



applicant amended the CSD in order to allow for additional residential uses on the commercial property on February 19, 2019, and received site plan approval for an altered Phase 2 on June 27, 2019. On April 30, 2020 the applicant obtained approval to split Phase 2 into two separate phasing boundary areas. This allowed a Land Disturbance Permit to be issued for the commercial parking lot section of Phase 2 separately from the townhomes.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Commercial Special District land use designation for the subject property (Exhibit C). This category is characterized as follows:

Commercial Special District

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> • Include a wide range of commercial uses that are destination oriented and draw from a regional customer base • Compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components • Limited traffic access points • Development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads or major arterials • Common off-street traffic circulation and parking areas
LAND USE MIX	<ul style="list-style-type: none"> • Large-scale master-planned commercial centers • Big box centers • Corporate headquarters • Multi-story upscale office buildings • Multi-story upscale residential buildings
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Adopted Commercial Special District zone • Adopted Major Freeway Arterial Frontage Road zone
LOCATION	<ul style="list-style-type: none"> • Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas • Excellent transportation access to major highways • High visibility from the I-15 corridor • Proximity to both Salt Lake and Utah Counties • Provide adequate buffers in the form of setbacks, open space, low impact industrial uses, barriers, etc. adjacent to existing residential areas • Major streets serving these areas should accommodate truck traffic

The property has been assigned the CSD-DD zoning classification (Exhibit D). According to Draper City Municipal Code (DCMC) Section 9-8-020, the purpose of the CSD zone is “*to permit a compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components. Although development size and use mix will vary from location to*

location, each development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses.”

The site is abutted by the CC (Community Commercial) to the south, the OR (Office Residential) to the east, and the CSD-DD zone to the north, west, and south.

Site Plan Layout. The site plan for Phase 2 approved a mix of uses, with 88 townhomes and 3 retail buildings. Open space is planned between the two uses, including areas for residents and commercial customers. The applicant is proposing to amend the landscape plan to include additional trees, reduce the amount of landscaping beds, and increase the amount of sod. Landscaping beds will be concentrated around the buildings, entranceways, and setting areas. The amount of trees on site will be increased from 188 to 219. The park by the splash pad will be modified. Instead of containing decorative trees on decorative berms, the trees will line the perimeter of the park creating a large open lawn area for play. The commercial plaza area will still contain seating areas, a fire pit, and a splash pad.

The applicant is proposing to remove two walkways that ran between the buildings along 12200 South. The walkways did not connect to other walkways and dead-ended into the internal street network. They provided a duplicate connection from 12200 South to the internal system. The remaining walkways provide a more secure and safe travel path for pedestrians by connecting to the internal pedestrian system.

The townhomes that face 12200 South are located 15-feet from the property line. The applicant is proposing to place 4-foot tall retaining walls 3-feet in from the property line. This will create a flat front yard for those units rather than a sloped front yard. The retaining walls will be made of brick that matches the buildings. The property is not subject to the recent retaining wall code changes made to DCMC Section 9-27-085 due to the fact that the property is located within the CSD-DD zone, which has created its own separate design standards. The retaining walls comply with the CSD-DD zone.

A minor change will be made to the lighting plan. The applicant is eliminating two pole lights proposed within the commercial parking lot area in favor of keeping the existing light that is already in the area. As the number of lights will be reduced, the photometric requirements will be complied with.

Previous Conditions of Approval. The Planning Commission placed the following conditions on the site plan approval dated June 27, 2019:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. All outstanding redlines and department/division comments listed in Exhibit A of this staff report shall be addressed and application documents modified to comply with redlines/comments prior to application being eligible to apply for or obtain a land disturbance permit or building permit.
4. Section 9-5-090(j) of the Draper City Municipal Code specifies that the approval of a site plan expires one year from the date of approval. As such, the approval granted for the subject request will be rendered null and void on June 27, 2020 if no building permit has been issued for the project. The expiration of the approval can also be avoided through an extension of the approval. A maximum of one extension for a period of up to six months can be requested in writing prior to the date of expiration from the Community Development Department.

Criteria For Approval. The criteria for review and potential approval of an Amended Site Plan request is found in Sections 9-5-060(E) and (H) of the Draper City Municipal Code (DCMC). This section depicts the standard of review for such requests as:

- E. Standards For Approval: The following standards shall apply to the approval of a site plan:
 - 1. The entire site shall be developed at one time unless a phased development plan is approved.
 - 2. A site plan shall conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
 - 3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
 - 4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
 - 5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.
- H. Amendments: Except as may be provided for in this section, no element of an approved site plan shall be changed or modified without first obtaining approval of an amended site plan as follows:
 - 1. Alteration or expansion of an approved site plan may be permitted by the Zoning Administrator upon making the following findings:
 - a. The proposed use is consistent with uses permitted on the site;
 - b. Existing uses were permitted when the site plan was approved, or have received a conditional use permit;
 - c. The proposed use and site will conform to applicable requirements of this Code;
 - d. The proposed expansion meets the approval standards of subsection E of this section;
 - e. The site can accommodate any change in the number of people on the site or any change in impact on surrounding infrastructure; and
 - 2. If the Zoning Administrator cannot make the findings required in this subsection H, the amended site plan may only be approved by the Planning Commission. The Planning Commission may only approve an amended site plan after a public hearing that complies with all requirements of this code, including section 9-5-045.
 - 3. If the Zoning Administrator can make all findings required in this subsection H the Zoning Administrator may approve the proposed amendment without a public hearing and without notice.
 - 4. Properties that do not conform to the standards found within this code may be required to come into compliance, subject to the standards in 9-6-040, 9-6-050, 9-6-060, and 9-6-070 of this title.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Amended Site Plan submission and has issued a recommendation for approval. Comments from the Division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Amended Site Plan submission and have issued a recommendation for approval. Comments from the Division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Amended Site Plan submission and has issued a recommendation for approval for the request. Comments from the Division, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

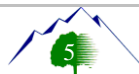
Staff finds that the application complies with the DCMC and recommends that the Zoning Administrator review the request and approve the application based on the findings listed below and the criteria for approval, as listed within the staff report.

If the Zoning Administrator decides to approve the request, staff recommends they include the following conditions of approval:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. That the applicant comply with all conditions of approval from the June 27, 2019 Site Plan approval.

The findings for approval as are follows:

1. The proposed use is consistent with uses permitted on the site.
2. Existing uses were permitted when the site plan was approved.
3. The proposed use and site will conform to applicable requirements of this Code.
4. The proposed expansion meets the approval standards of DCMC Section 9-5-060(E).
5. The site can accommodate any change in the number of people on the site or any change in impact on surrounding infrastructure.



DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

Draper City Public Works Department

Draper City Planning Division

Draper City Building Division

Draper City Legal Counsel

Draper City Fire Department

EXHIBIT A
DEPARTMENT REVIEWS

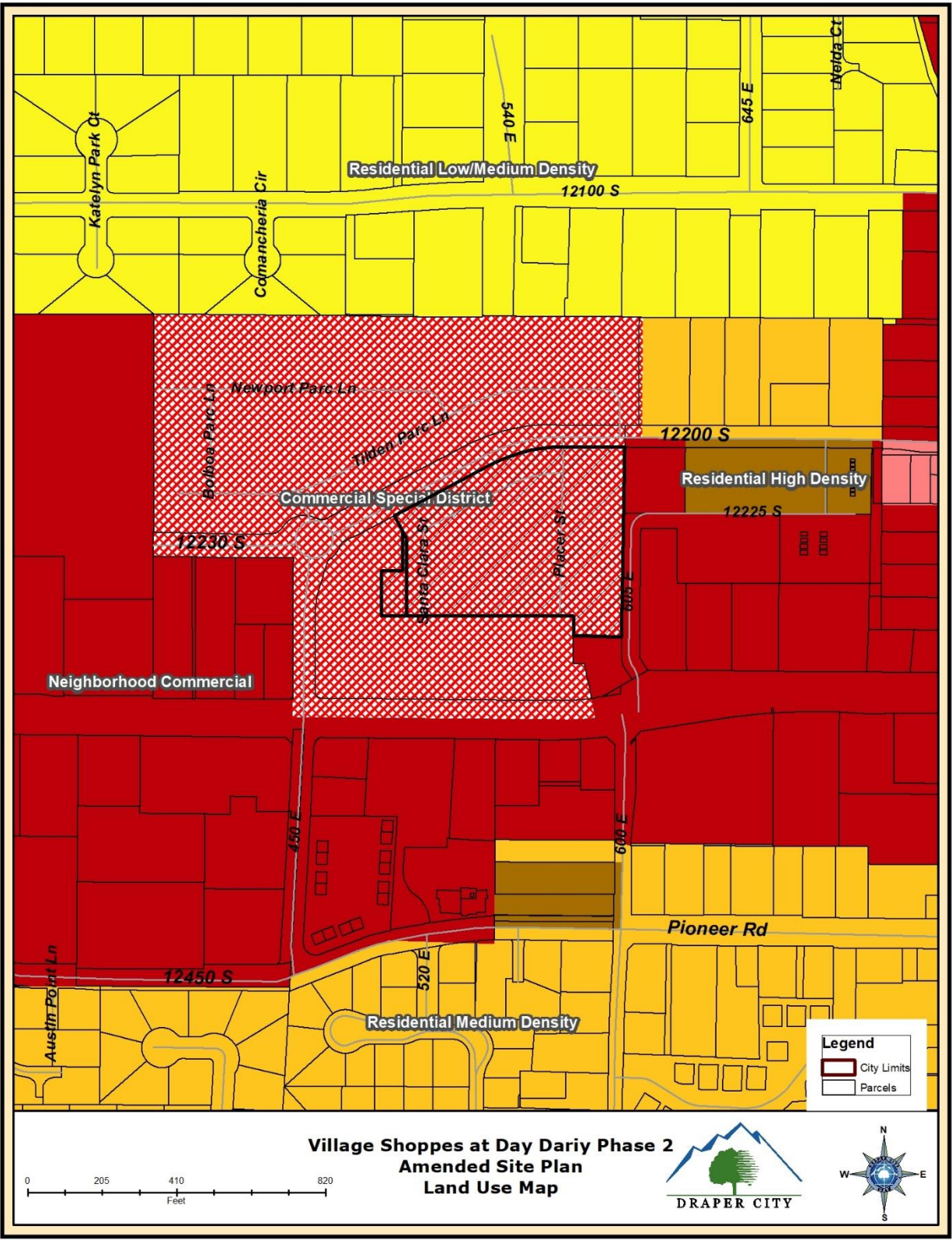
REVIEWS ARE NOT MEANT TO BE AN ALL INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

None provided.

**EXHIBIT B
AERIAL MAP**



EXHIBIT C LAND USE MAP



**EXHIBIT D
ZONING MAP**

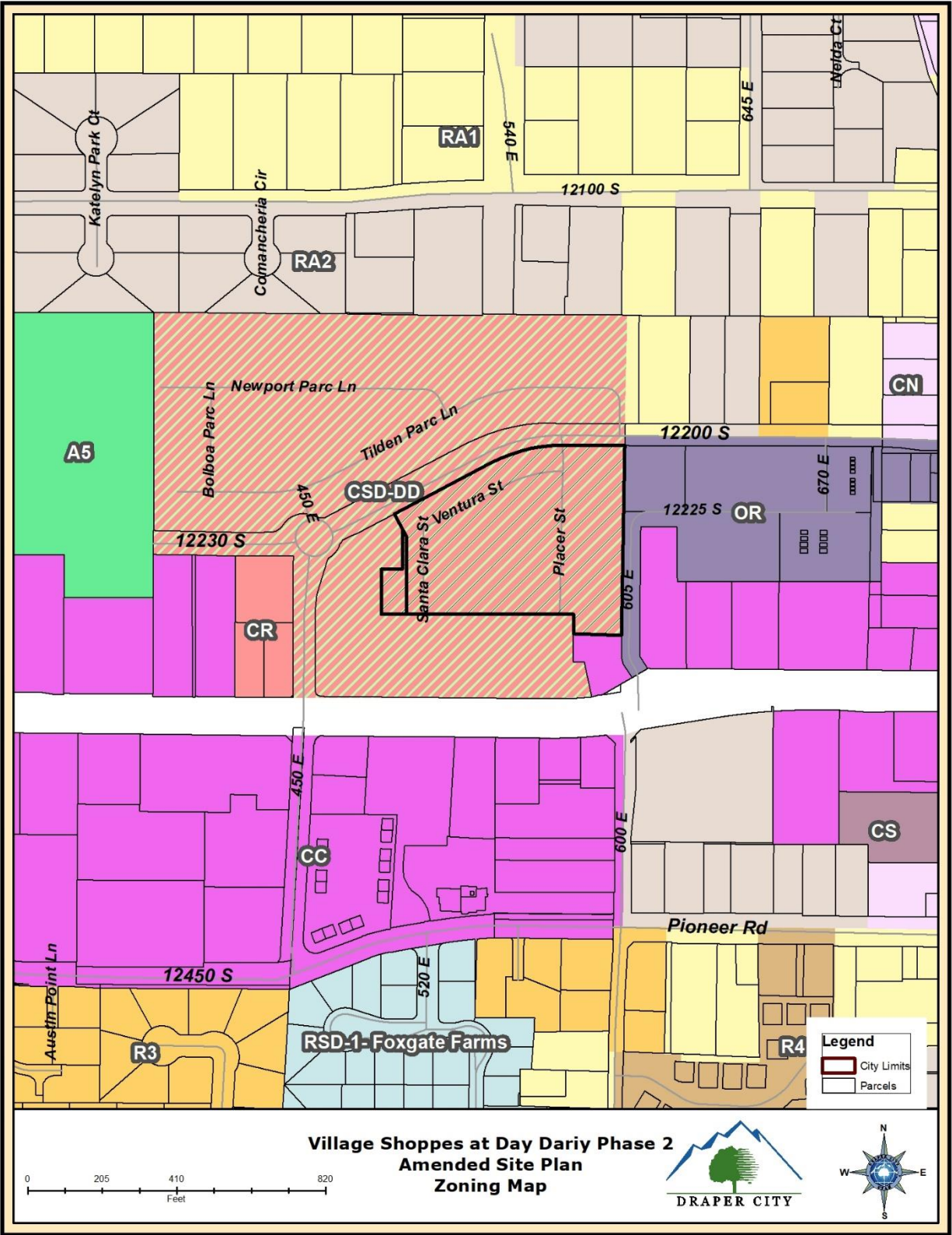
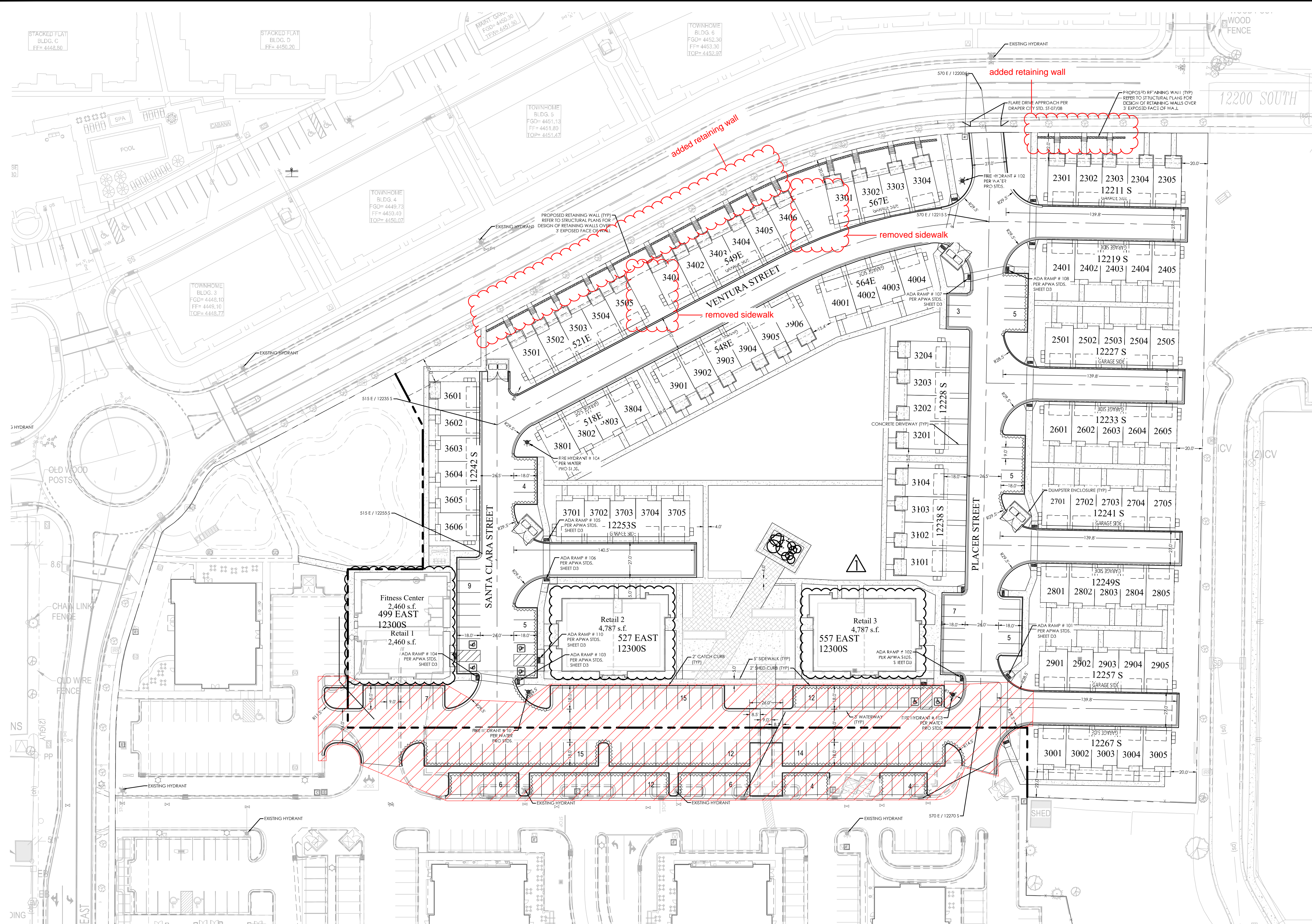
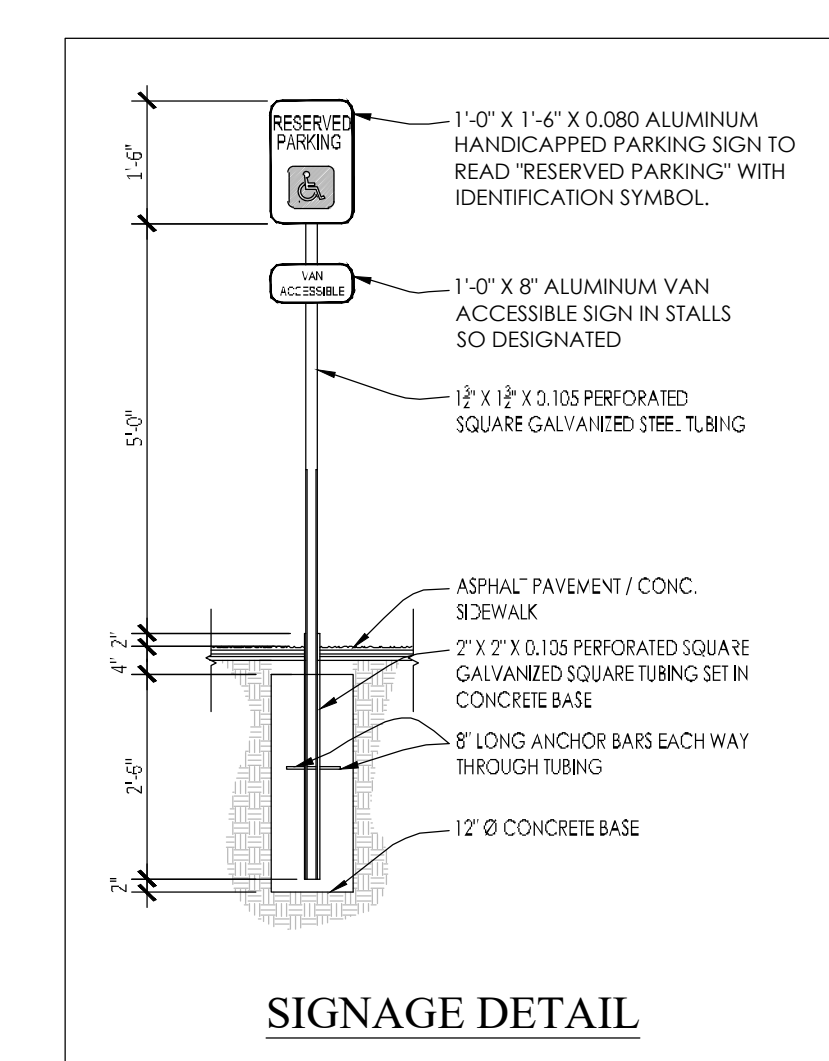


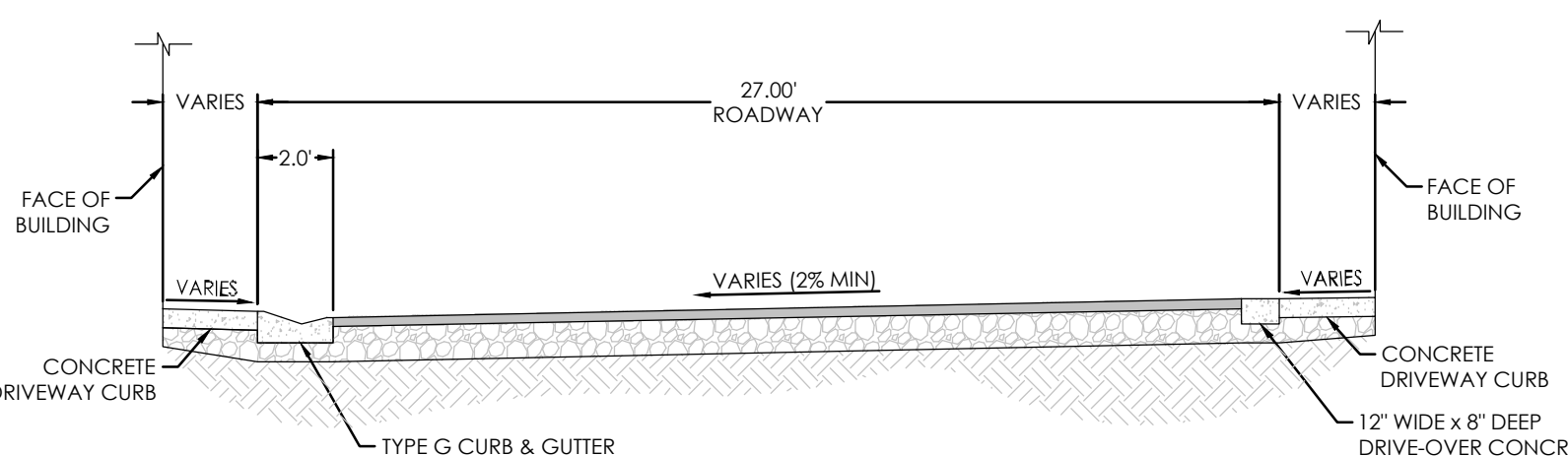
EXHIBIT E
SITE PLAN



LEGEND	
[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	15" SD
[Symbol]	8" SS
[Symbol]	8" W
[Symbol]	8" SW
[Symbol]	8" CULINARY WATER
[Symbol]	8" SANITARY SEWER
[Symbol]	8" SECONDARY WATER
[Symbol]	CONTOUR MAJOR
[Symbol]	CONTOUR MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SHED CURB
[Symbol]	CATCHING CURB & GUTTER
[Symbol]	SIGN
[Symbol]	STREET LIGHT
[Symbol]	SD MH, INLET, AND COMBO
[Symbol]	SEWER MANHOLE
[Symbol]	VALVE, TEE & BEND
[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	SPOT ELEVATION



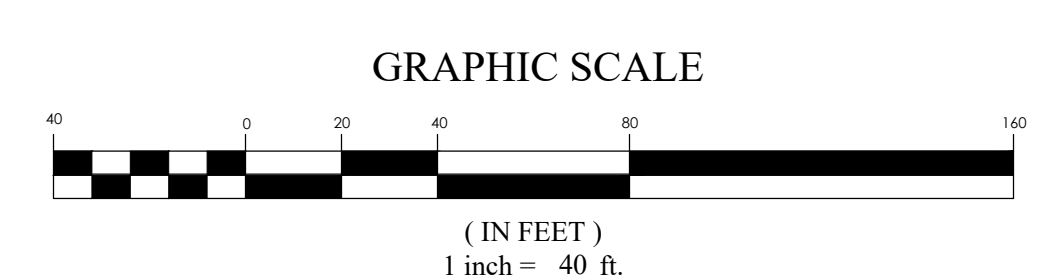
VILLAGE SHOPPES - PHASES 1 & 2	
TOTAL SITE AREA:	475,478 SF (10.92 AC)
DRAPER CITY ZONING:	DAY DAIRY CSD ZONE
VILLAGE SHOPPES PHASE 2:	
TOTAL AREA OF DISTURBANCE:	298,607 SF (6.86 AC)
TOWNHOME BUILDINGS:	
88 TOWNHOME UNITS	
TOWNHOME PARKING:	
GARAGE:	176 STALLS
DRIVEWAY:	16 STALLS
OPEN:	22 STALLS
TOTAL:	214 STALLS
	(2.43 STALLS/UNIT)
OVERALL RETAIL AREA:	
41,302 SF OF RETAIL BUILDINGS	
INCLUDES 12,034 SF OF NEW RETAIL BUILDINGS	
AND 2,460 SF FITNESS CENTER	
RETAIL PARKING:	
REQUIRED:	289 STALLS
	(7 STALLS/1000 SF)
PROVIDED:	285 STALLS*
	(6.9 STALLS / 1000 SF)
*The project is allowed to have 10% of the overall parking for the project shared between Retail Buildings and Townhome Residences.	



TYPICAL PRIVATE ROADWAY CROSS SECTION BETWEEN BUILDINGS
N.T.S.

PHASE A, CONSTRUCTION AREA (HORIZONTAL IMPROVEMENTS)
PHASE A AREA = 45,436 Ft²

- NOTES:
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC UNLESS OTHERWISE NOTED ON THESE PLANS.
 - RETAINING WALLS REQUIRE A SEPARATE BUILDING PERMIT.
 - ALL IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY ARE TO BE PER APWA STDS. 2017 EDITION UNLESS OTHERWISE NOTED



ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusllc.com

VILLAGE SHOPPES PHASE 2

Draper, Utah

SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	07/08/20 RETAIL BUILDINGS UPDATES
2	07/21/20 SD INLET #16 & #17
3	08/07/20 RETAINING WALL
4	----
5	----
6	----

SITE PLAN

Scale: 1"=40'
Date: 08/07/20
Job #: 18-096
Sheet: C3

EXHIBIT F
LANDSCAPE PLAN



TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
ZSC	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE ZELKOVA	4	2.5" CAL.	LOW	
PNA	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	23	6"-8" TALL	LOW	
ZSM	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO ZELKOVA	14	2.5" CAL.	LOW	
TA	TILIA AMERICANA	AMERICAN LINDEN	17	2.5" CAL.	LOW	
RTL	RHUS TYPHINA 'LACINIATA'	LACELEAF STAGHORN SUMAC	6	10 GAL.	LOW	
ARO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	26	2.5" CAL.	LOW	
APE	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	16	2.5" CAL.	MODERATE	
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	4	2.5" CAL.	LOW	
PCC	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	COLUMNAR SWEETGUM	33	2.5" CAL.	LOW	
MP	MALUS X 'PRAIRIEFIRE'	PRAIRIEFIRE CRABAPPLE	16	2.5" CAL.	LOW	
MS	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	4	2.5" CAL.	LOW	
FVP	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	45	6" TALL	MODERATE	
PVC	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS'	ESPRESSO KENTUCKY COFFEE TREE	11	2.5" CAL.	LOW	

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
H	TAXUS X MEDIA 'HICKSII'	HICKS YEW	51	5 GAL.	MODERATE	
P	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	1	15 GAL.	MODERATE	
N	VIBURNUM BURKWOODII	BURKWOOD VIBURNUM	24	5 GAL.	HIGH	
E	RHAMNUS FRANGULA 'COLUMNARIS'	TALLHEDGE COLUMNAR BUCKTHORN	16	5 GAL.	HIGH	
G	ROSA X RADRAZZ	KNOCK OUT ROSE	89	5 GAL.	HIGH	
Q	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	3	5 GAL.	MODERATE	
B	BERBERIS THUNBERGII 'HELMOND PILLAR'	HELMOND PILLAR BARBERRY	206	5 GAL.	LOW	
O	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD	131	5 GAL.	MODERATE	
M	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	300	5 GAL.	LOW	
F	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	48	5 GAL.	MODERATE	
J	PHYSCOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE® NINEBARK	78	5 GAL.	LOW	

PERENNIALS / GRASSES LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
A	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	575	1 GAL.	LOW	
C	MISCANTHUS SINENSIS 'MORNING LIGHT'	MAIDEN GRASS MORNING LIGHT	104	1 GAL.	MODERATE	
I	HEMEROCALLIS SP.	DAYLILY	351	1 GAL.	MODERATE	
L	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	224	1 GAL.	MODERATE	
K	DESCHAMPSIA CESPITOSA VAR. VIVIPARA	TUFTED HAIR GRASS	97	1 GAL.	HIGH	
D	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE	60	5 GAL.	MODERATE	

SITE MATERIALS

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	PLANTER BED: WASATCH GREY 3" DEPTH (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	25,480 SQ.FT. (311 CU.YD)	LOCATED WHERE SPECIFIED
	LAWN (SOD) AREA	62,630 SQ.FT.	DROUGHT TOLERANT VARIETY SEE NOTE BELOW
	BLACK CINDER ROCK 3" DEPTH (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	1,402 SQ.FT. (17 CU.YD)	LOCATED WHERE SPECIFIED

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP
07-10-2020	UT19017	<div><p>BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</p></div>	<h2>DAY DAIRY PHASE 2</h2> <p>12200 SOUTH 600 EAST DRAPER, UT 84020</p>	<p>Developer / Property Owner:</p> <p>WASATCH RESIDENTIAL GROUP 620 SOUTH STATE STREET SALT LAKE CITY, UTAH 84111 (801) 961-1184</p> <p>Client / Engineer:</p> <p>FOCUS ENGINEERING 32 W. CENTER STREET MIDVALE, UT 84047 (801) 352-0075</p>	<div><p>PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization</p></div> <p>3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</p>	<div><p>PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 7/10/2020</p><p>LANDSCAPE PLAN</p><p>LP-OVERALL</p></div>

EXHIBIT G
LIGHTING PLAN

